

**GLENVIEW AREA NEIGHBORHOOD PLAN  
ADVISORY GROUP MEETING MINUTES  
October 20, 2009**

**PUBLIC MEETING RE-CAP**

- The overall consensus was that the public meeting went well. There were some good points that were brought up and we were pleased by the turnout.
- One of the comments from the public meeting related to the extension of the study area boundary to include parcels north of river road and east of the current study area. The task force felt that the area in question directly related to their sense of neighborhood and if the plan governed one side of River Road, it should govern the other side. This would require the boundary to go back before the Planning Commission for approval of the revision.

It was decided that a revision in the study area boundary would be requested.

**FINALIZE VISION STATEMENT**

- The vision statement that was submitted at the public meeting was accepted as follows:

*"The Glenview Area is an extremely low density residential neighborhood overlooking the Ohio River in northeast Jefferson County that is known for its collection of historic properties. The Country Estates of River Road Historic District which contains properties dating back to the late 1800s forms the core of the neighborhood, but many other properties within the study area are listed or eligible for listing on the National Register of Historic Places. These properties, along with the area's abundant natural resources have set the tone for development which gives this area its unique character.*

*The character of the neighborhood is dominated by narrow roads winding through sweeping landscapes recalling the Olmstedian influence that is abundant throughout this portion of Jefferson County. Natural rock outcroppings and man made stone walls help to cut the path for these roads surrounded by mature hardwood tree canopy that breaks away to reveal broad meadows and glimpses of majestic homes, often set far off from the roadway. Because of its proximity to the Ohio River; streams, wetlands and floodplain divide the neighborhood with ridges and valleys which guide the placement of roads and structures, limiting connectivity in many areas. The combination of these riparian areas with hardwood forests and open meadows create habitat for a broad variety of wildlife.*

*These low-impact development patterns of the past have helped to preserve the historic and environmental resources that are crucial to the character of the Glenview Area. The continued preservation of these resources is key to the neighborhood's future."*

**LAND USE/COMMUNITY FORM COMPONENT - DISCUSSION**

- Inventory maps created for the public meeting were discussed briefly so committee members knew what information was available. These maps included an aerial photograph, historic properties, environmental resources and zoning/Form Districts. New inventory maps included lot sizes and existing subdivisions.
- It was noted that the entire study area is within the Neighborhood Form District and a majority of the area is zoned R-4. This allows lots as small as 9,000 square feet. It was explained that part of the reason that there are very few lots of this size is due to

lack of sewer availability. It was noted that a majority of the study area contained 1 acre lots or greater.

- Additional new exhibits presented at the meeting included the Corridor Landscape Character exhibits. The study area was broken down into three corridors surrounding River Road, Glenview Avenue and Lime Kiln Lane. It was noted that several characteristics were common throughout all three corridors such as rolling landscapes with manicured lawns, four-board horse fence and historic homes & landscapes. Key differences included the following:
  - Roads in valleys with homes on the ridgeline oriented toward the best view in the Glenview and River Road Corridors with roads on the ridgeline and homes oriented toward the road in the Lime Kiln Corridor.
  - Grand signature entrances in the Glenview and River Road Corridors with subdued signature entrance in the Lime Kiln Corridor.
  - Long winding driveways with elegant residential gateways for the historic homes in the Glenview and River Road Corridors with shorter driveways with no gateways in the Lime Kiln Corridor.
  - Flood prone areas with open fields in the River Road Corridor.
  - Large & Varied building setbacks in the Glenview Corridor with smaller common building setbacks in the Lime Kiln Corridor.
  - River Camps and Private Clubs in the River Road Corridor.
  - Extremely narrow winding roads in the Glenview and River Road Corridor with slightly wider roads in the Lime Kiln Corridor.
  - Newer developments in the Lime Kiln Corridor.
  - Common stone materials in the Glenview Corridor that may have come from the Quarry behind the Chance School.
- The advisory group wanted to make sure the following items were addressed in the neighborhood plan:
  - Preservation of River Views – especially in the area between Glenview Avenue and Woodside Drive
  - Protection of waterways – Sabak Wilson & Lingo will research existing guidelines that are available for reference in the final plan.
  - Existing grand entrances should be preserved as a part of the historic landscape, but grand entrances for future development are not required.
  - Wildlife habitat preservation including the preservation of endangered species such as the Indiana Grey Bat and Running Buffalo Clover.
  - Driveways with Bridges over creeks and streams.

## **NEXT MEETING**

- The next meeting will be held November 17<sup>th</sup>, 2009 at the Knights of Columbus. Discussion items will include further discussion on the Mobility, Historic Resources and Environmental Resources Components as well as implementation strategies.